

**Planning and Zoning Commission Meeting Minutes  
October 10, 2022**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, October 10, 2022 at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present were Vice-Chairman Gregory Counts and Commissioners Branden Freeman, Lorraine Arney, Ashlie Pendleton and Joshua Scott. Chairman Chris Hamel and Commissioner Barbara Beam were absent.

**STAFF MEMBERS** present included Alyssa Linville, Director of Planning and Neighborhood Services; Scott McCoy, Assistant City Attorney; Andrew McGarvie, Engineering Manager; Jennifer Albers, Principal Planner; Chad Brown, Associate Planner; Erika Peterson, Associate Planner; Diego Arciniega, Assistant Planner; Alejandro Marquez, Administrative Specialist and Lizbeth Sanchez, Administrative Specialist.

**Vice-Chairman Gregory Counts** called the meeting to order at 4:30 p.m., and noted there was a quorum present.

---

**CONSENT CALENDAR**

**MINUTES** – September 12, 2022

**WITHDRAWALS BY APPLICANT** – None

**CONTINUANCES** – None

**APPROVALS** – None

**Motion by Arney, second by Scott to APPROVE the Consent Calendar as presented. Motion carried unanimously, (5-0) with two absent.**

---

**Action Items –**

**CUP-40457-2022:** *This is a request by Jill Kaiser, on behalf of Circle K Stores INC, for a Conditional Use Permit to demolish and rebuild a convenience market/motor fuel sales in the General Commercial (B-2) District, on the property located at 2398 South Avenue B, Yuma, AZ.*

**Chad Brown, Associate Planner;** summarized the staff report and recommended **APPROVAL.**

**QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANT'S REPRESENTATIVE**

None

**PUBLIC COMMENT**

None

**Andrew McGarvie, Engineering Manager,** noted that Condition #6 in the Conditions of Approval needed to be corrected, and then read the corrected version of the condition. **Counts** asked for clarification of the condition. **Scott McCoy, Assistant City Attorney** stated that McGarvie noticed an earlier version of the condition was inserted in the Conditions of Approval, and that the condition needed to be updated.

Motion by Arney, second by Freeman to APPROVE CUP-40457-2022 as presented, subject to the Conditions of Approval in Attachment A, with amended Condition #6 to now read "The Owner/Developer shall dedicate to the City of Yuma by warranty deed, a corner triangle with 40 ft legs, at the northwest corner of Avenue B & 24th St." Motion carried unanimously, (5-0) with two absent.

---

**GP-40072-2022:** *This is a Major General Plan Amendment request by Edward Matti on behalf of E.M. Capital Inc., to change the land use designation from Commercial to High Density Residential for approximately 9.2 acres, for the properties located at 6580 and 6620 E. 32<sup>nd</sup> Street.*

Erika Peterson, Associate Planner; summarized the staff report and recommended APPROVAL.

**QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANT'S REPRESENTATIVE**

None

**PUBLIC COMMENT**

None

Motion by Freeman, second by Pendleton to APPROVE GP-40072-2022 as presented. Motion carried unanimously, (5-0) with two absent.

---

**ZONE-40002-2022:** *This is a request by The City of Yuma for a Subdivision Code Text Amendment to amend Title 15, Chapter 153 to update provisions related to the Subdivision Code.*

Alyssa Linville, Director of Planning and Neighborhood Services; summarized the staff report and recommended APPROVAL.

**QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANT'S REPRESENTATIVE**

None

**PUBLIC COMMENT**

None

Motion by Arney, second by Freeman to APPROVE ZONE-40002-2022 as presented. Motion carried unanimously, (5-0) with two absent.

---

**INFORMATION ITEMS**

**Staff**

None

**Commission**

None

**Public**

None

**ADJOURNMENT**

**Vice-Chairman Gregory Counts** adjourned the meeting at 4:42 p.m.

---

Minutes approved this 24 day of October, 2022

  
\_\_\_\_\_

Chairman